



BUNKER INTERIOR



URS CORPORATION AND SUBSIDIARIES  
Contact Report Form

Page 1 of 1

Project/Job Number: 12637802.00000		
Contact Report of: Peter Green	<input checked="" type="checkbox"/> Incoming Telephone <input type="checkbox"/> Outgoing Telephone	<input type="checkbox"/> Visit
Date of Contact: January 16, 2003	Follow-up Date:	
Agency or Company & Address:	Florida Division of Historical Resources 500 S. Bronough Street Tallahassee, FL 32399	
Phone: 850-245-6333	Fax: 850-245-6437	E-mail:
Person(s) Contacted & Title(s):	Mr. Scott Edwards	
Purpose:	Discuss the agency's view of the bunker and the proposed RSA project.	
Discussion:	<ol style="list-style-type: none"><li>1. The agency has a "strong feeling" toward preservation of the bunker.</li><li>2. The agency would prefer RSA alternatives that would avoid and/or minimize impacts to the bunker.</li><li>3. The agency cited the bunker's importance to the State's military history.</li><li>4. The agency may consider a proposal to alter or remove the bunker if strong justification is presented for RSA and environmental mitigation needs. Justification should address avoidance and minimization issues.</li><li>5. The agency could not really comment on the likelihood of approval/disapproval of a proposal until formal coordination and a detailed plan and study is presented.</li></ol>	
Action:	Continue discussions with the agency.	
Copies to:	Virginia Lane (FAA); Mil Reisert, George Feher, Mark Easley, Howard Klien (URS)	

# EAST MARTELLO BATTERY

MONROE COUNTY  
OFFICIAL RECORDS

## QUITCLAIM DEED

FILE #1 2 1 1 9 7 2  
BK#1 6 6 6 PG#2 4 5 1

STATE OF FLORIDA )

RCD Dec 19 2000 09:55AM  
DANNY L KOLHAGE, CLERK

COUNTY OF MONROE )

I. **THIS QUITCLAIM DEED**, made this the 8<sup>th</sup> day of AUGUST, 2000, between the UNITED STATES OF AMERICA, also referred to as the Government, acting by and through the Secretary of the Navy, Southern Division, Naval Facilities Engineering Command, under and pursuant to the powers and authority of Article 4, Section 3, Clause 2 of the Constitution of the United States, and pursuant to provisions of the Federal Property and Administrative Services Act of 1949, approved June 30, 1949, (63 Stat.377), as amended, and 49 U.S.C. Sections 47151 - 47153 (formally known as the Surplus Property Act of 1944 (58 Stat. 765), as amended), a delegation from the Administrator of General Services to the Secretary of Defense and subsequent delegation to the Secretary of the Navy, and regulations and orders promulgated thereunder, party of the first part, as **GRANTOR**, and Monroe County Board of County Commissioners, as **GRANTEE**, a public agency created, operated, and existing under and by virtue of the laws of the State of Florida, and designated by the State of Florida as the public agency to operate, maintain and develop public airports.

II. **WITNESSETH**, for and in consideration of the assumption by the **GRANTEE** of all the obligations and the **GRANTEE**'s covenant to abide by and agreement to take the Property subject to all terms, reservations, restrictions, conditions and covenants, all as set out in this Quitclaim Deed (hereinafter referred to as the Deed), the **GRANTOR** has released and quitclaimed to the **GRANTEE**, its successors and assigns, without warranty, express or implied, under and subject to the obligations, terms, reservations, restrictions, conditions, and covenants, all as hereinafter expressed and set out, all right, title, interest, claim, and demand which the **GRANTOR** has in and to that certain Property situated, lying and being in the County of Monroe, in the State of Florida, formerly known as East Martello Battery, Naval Air Station, Key West, Florida, and described in detail in **EXHIBIT "A"** hereof, for the use stated therein (hereinafter referred to as the "Property"), including a non-exclusive use ingress and egress easement to the Property over Government Road.

III. **WHEREAS**, all the Property hereby conveyed has heretofore been declared surplus to the needs of the UNITED STATES OF AMERICA, is presently under the jurisdiction of the Secretary of the Navy, is available for disposal and its disposal has been heretofore authorized by the Secretary of the Navy, acting pursuant to the above referred to laws, regulations and orders.

IV. **TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest or claim

**STANDARD ARCHITECTUAL AND ARCHEOLOGICAL PRESERVATION COVENANT**  
**for TRANSFERRED PROPERTY**

XXX. Grantee hereby covenants on behalf of itself, its successors and assigns, to the Florida State Historic Preservation Officer (SHPO) to preserve and maintain East Martello Battery Bunker, located in the County of Monroe, State of Florida, in a manner that preserves and maintains the attributes that contribute to the eligibility of the East Martello Battery Bunker, of which said real property is eligible for listing in the National Register of Historic Places. Such attributes include exterior features (including facades and fenestration, scale, color, materials, and mass), interior features determined significant by the Florida SHPO, and views from, to, and across the Property.

Property being more particularly described as a parcel of land located in Monroe County, Key West, Florida, and being more particularly described as follows:

**EAST MARTELLO BATTERY SITE**

A parcel of land located in Section 4, Township 68 South, Range 25 East, on the Island of Key West, Monroe County, Florida and being more particularly described as follows: **COMMENCE** at the Northwest corner of the United States Government East Martello Tower Military Reservation as shown on a map recorded in Plat Book 1 at Page 31 of the Public Records of Monroe County, Florida and said point also being the Southwest corner of Lot 11, Block 2, "RESUBDIVISION OF BLOCK 2, KEY ESTATES", according to the Plat thereof, as recorded in Plat Book 3, at page 101 of the Public Records of Monroe County, Florida; **THENCE N 77°35'02" E** along the Southerly Line of said "RESUBDIVISION OF BLOCK 2, KEY ESTATES", for 682.99 feet to the **POINT OF BEGINNING**;

**THENCE S 12°28'00" E**, and leaving the said Southerly Line of Key Estates a distance of 432.00 feet;

**THENCE N 77°32'00" E**, a distance of 530.00 feet;

**THENCE S 12°28'00" E**, a distance of 668.00 feet;

**THENCE N 79°51'00" E**, a distance of 1352.60 feet;

**THENCE N 01°45'00" W**, a distance of 631.97 feet to the Southerly Line of a 50 foot wide easement;

**THENCE** meander the said Southerly Line of the easement for the following twelve (12) metes and bounds;

**THENCE S 89°30'10" W**, a distance of 335.85 feet;

**THENCE N 88°58'38" W**, a distance of 204.30 feet to the point of curvature of a curve to the left, having: a radius of 475.00 feet, a central angle of 17°32'43", a chord bearing of S 82°15'00" W and a chord length of 144.89 feet;

**THENCE** along the arc of said curve, an arc length of 145.46 feet to the point of tangency of said curve;

**THENCE S 73°28'38" W**, a distance of 124.00 feet to the point of curvature of a curve to the right, having: a radius of 225.00 feet, a central angle of 10°37'07", a chord bearing of S 78°47'12" W and a chord length of 41.64 feet;

**THENCE** along the arc of said curve, an arc length of 41.70 feet to the point of tangency of said curve;

**THENCE S 84°05'45" W**, a distance of 122.92 feet;

**THENCE S 81°53'40" W**, a distance of 236.06 feet to a point on a curve to the right, having: a radius of 1025.00 feet, a central angle of 17°26'59", a chord bearing of

FILE #1211972  
BK#1666 PG#2479

N 89°22'51" W and a chord length of 310.96 feet;  
THENCE along the arc of said curve, an arc length of 312.17 feet to the point of tangency of said curve;  
THENCE N 80°39'21" W, a distance of 56.37 feet to the point of curvature of a curve to the right, having: a radius of 425.00 feet, a central angle of 20°39'05", a chord bearing of N 70°19'49" W and a chord length of 152.36 feet;  
THENCE along the arc of said curve, an arc length of 153.18 feet to the point of tangency of said curve;  
THENCE N 60°00'17" W, a distance of 288.91 feet;  
THENCE N 23°06'58" W, a distance of 13.06 feet;  
THENCE S 77°35'02" W, and along a portion of the Southerly Line of said plat of Key Estates a distance of 104.80 feet to the POINT OF BEGINNING.

Parcel contains 1,153,719 square feet or 26.49 acres, more or less.

1. The East Martello Battery Bunker will be preserved and maintained in accordance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (National Park Service). No construction, alteration, rehabilitation, remodeling, demolition, disturbance of the ground surface, or other actions shall be undertaken or permitted to be undertaken that would materially affect the integrity or appearance of the attributes described above without the prior written permission of the Florida State Historic Preservation Officer (SHPO), and signed by a fully authorized representative thereof.
2. Upon acquisition of the Property, the Grantee will take prompt action to secure the property from the elements, vandalism, and arson, and will undertake any stabilization that may be required to prevent deterioration. Grantee will make every effort to retain or reuse, to the extent practicable, the historic structure.
3. In the event that archeological materials are encountered during construction or ground disturbing activities, work shall cease in the immediate area until the SHPO is consulted and provides written permission to recommence work. Should the SHPO require, as a condition of the granting of such permission, that the Grantee conduct archeological survey data recovery operations or other activities designed to mitigate the potential adverse effect of the proposed activity on the archeological resources the Grantee shall at his/her/its own expense conduct such activities in accordance with the Secretary of the Interior's Standards and Guidelines for Archeological Documentation (48 FR 447344-37) and such standards and guidelines as the SHPO may specify, including, but not limited to, standards and guidelines for research design, field work, analysis, preparation and dissemination of reports, disposition of artifacts and other materials, consultation with Native American or other organization, and re-interment of human remains.
4. The Grantee will allow the Florida SHPO or his/her designee, at all reasonable times and upon reasonable advance notice the Grantee, to inspect East Martello Battery Bunker in order to ascertain whether the Grantee is complying with the conditions of this preservation covenant.
5. The Grantee will provide the Florida SHPO with a written summary of actions to be taken to implement the provisions of this preservation covenant with one (1) year after the effective date of the transfer of East Martello Battery Bunker. Similar reports will be submitted to the Florida SHPO, with a copy to the Navy.

FILE #1211972  
BK#1666 PG#2480

6. Failure of the Florida SHPO to exercise any right or remedy granted under this covenant shall not have the effect of waiving or limiting the exercise by the Florida SHPO or any other right or remedy or the invocation of such right or remedy at any other time.

7. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the Florida SHPO may, following reasonable notice to Grantee, institute suit to enjoin said violation or to require the restoration of East Martello Battery Bunker. The successful party shall be entitled to recover all costs or expenses incurred in connection with such a suit, including all court costs and attorney's fees.

This covenant is binding on Grantee, its successors, and assigns, in perpetuity. The restrictions, stipulations and covenants contained herein shall be inserted by Grantee, its successors and assigns, verbatim or by express reference in any deed or other legal instrument by which it divests itself of either the fee simple title or any lesser estate in East Martello Battery Bunker, or any part thereof.

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1211972  
BK#1666 PG#2481

## APPENDIX C COST ESTIMATES

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**KEY WEST INTERNATIONAL AIRPORT**

Master Plan Update - Capital Improvement Plan  
Runway Safety Areas (Option 2)

Description	Factors	Cost	Item Totals	Cumulative Totals
<b>CONSTRUCTION COSTS</b>				
			\$6,662,640	\$6,662,640
<b>CONTINGENCIES</b>				
Change Order Contingency	10%	\$666,264		
			\$666,264	\$7,328,903
<b>ESCALATION</b>				
Number of Years				
Annual Inflation	4.0%			
<b>CONSTRUCTION SUBTOTAL</b>				\$7,328,903
<b>MANAGEMENT COSTS</b>				
Force Account	n/a			
Project Management	4.5%	\$329,801		
Construction Management	6%	\$439,734		
Design Svcs. During Construction	4.5%	\$329,801		
Design Fees	10%	\$732,890		
			\$1,832,226	\$9,161,129
<b>OTHER COSTS</b>				
Land Purchase (0 acres)				
Survey Fees	Is			
Utility Relocations	Allow			
				\$9,161,129
<b>PROJECT TOTAL</b>				\$9,161,129



Project : RW END TREATMENTS

Owner : KEY WEST INTERNATIONAL AIRPORT

Control # : C5-00004059.13 00001

	Description	Quantity	Units	Unit Price	Cost
RW 9	MOBILIZE	RW 9 - SAFETY AREA	1 ls	\$5,000.00	\$5,000
RW 9	MAINTENANCE OF AIR OPERATIONS		1 LS	\$23,000.00	\$23,000
	Maintenance of Air Operations		1 LS		
RW 9	CLEARING - MANGROVES - 50% AREA		5.7 AC	\$6,900.00	\$39,601
	Pollution, Erosion and Siltation Control		11.5 AC		
	Total Safety Area (Info)		11.5 AC		
	50% Area coverage - Mangroves		5.7 AC		
RW 9	STRIPPING and/or MUCK REMOVAL		6,667 CY	\$6.90	\$46,002
	4" Stripping		6,667 CY		
	Muck Removal		0 CY		
RW 9	EARTHWORK - STRIP SITE & PREP FOR FILL		9,259 CY	\$9.20	\$85,185
	Strip Site & Prep for fill		1,500,000 SF		
	figure moving 6" of material from onsite to ons		9,259 CY		
RW 9	EARTHWORK	QUANTITY based on fill volume	30,690 CYn	\$50.29	\$1,543,404
	Cut		9,300 CYN		
	Offsite Fill		21,390 CYN		
	Place and compact onsite		30,690 CYN		
	Fine grade, topsoil, grass		500,000 SF		
RW 9	PAVING - RUNWAY	NONE	1 UN	\$0.00	\$0
RW 9	PAVING - TAXIWAY	NONE	1 UN	\$0.00	\$0
RW 9	BLAST PAD		1 UN	\$113,594.44	\$113,594
	Blast Pad Paving 2.5" Asphalt / 7" Base		28,000 SF		
RW 9	SHOULDERS	NONE	1 UN	\$0.00	\$0

**Date : 26-Mar-03**

Time : 1:54 PM

File : KW MPU RW

**Est. Type : CONCEPTUAL**

**Estimator : WWS**

**Project : RW END TREATMENTS**

**Owner: KEY WEST INTERNATIONAL AIRPORT**

Control #: C5-00004059.13 00001

Description		Quantity	Units	Unit Price	Cost
RW 9	MARKINGS	NONE	1 UN	\$0.00	\$0
	FENCING	NONE	1 UN	\$0.00	\$0
	STORM DRAINAGE		1 UN	\$46,000.00	\$46,000
	Injection Well System	1 EA			
	Contingency for related items	1 EA			
	LIGHTING	NONE	1 UN	\$0.00	\$0
	New Taxiway Lights	EA			
	End of RW Lights	EA			
	RW Lights	EA			
	Threshold Lights	EA			
	Conduit and Wire UG	LF			
	Home run Conduit and Wire	LF			
	Distance to Go Markers	EA			
	Junction Box / Hand Holes	EA			
	Counterpoise wire w/ground rods	LF			
	Lighting Vault Work	CS			
	Move Taxiway Lights	EA			
	or End of RW Lights	EA			
	Remv RW Lights	EA			
	Distance to Go Markers	EA			

#####:RW 9	SUB TOTAL		\$1,901,786
	CONTINGENCY	15%	\$285,268
#####:RW 9	TOTAL		2,187,054



Project : RW END TREATMENTS

Owner : KEY WEST INTERNATIONAL AIRPORT

Control # : C5-00004059.13 00001

	Description	Quantity	Units	Unit Price	Cost
RW 27	MOBILIZE	SAFETY AREA - RW 27	1 ls	\$5,000.00	\$5,000
RW 27	MAINTENANCE OF AIR OPERATIONS		1 LS	\$23,000.00	\$23,000
	Maintenance of Air Operations		1 LS		
RW 27	CLEARING - MANGROVES - 80% AREA		9.2 AC	\$6,468.75	\$59,401
	Pollution, Erosion and Siltation Control		11.5 AC		
	Total Safety Area (Info)		11.5 AC		
	80% Area coverage - Mangroves		9.2 AC		
RW 27	STRIPPING and/or MUCK REMOVAL		13,213 CY	\$8.89	\$117,479
	4" Stripping		8,129 CY		
	Muck Removal		5,084 CY		
RW 27	EARTHWORK - STRIP SITE & PREP FOR FILL		9,259 CY	\$9.20	\$85,185
	Strip Site & Prep for fill		500,000 SF		
	figure moving 6" of material from onsite to ons		9,259 CY		
RW 27	EARTHWORK	QUANTITY based on fill volume	39,290 CYN	\$47.34	\$1,860,017
	Cut		584 CYN		
	Offsite Fill		38,706 CYN		
	Place and compact onsite		39,290 CYN		
	Fine grade, topsoil, grass		500,000 SF		
RW 27	PAVING - RUNWAY	NONE	1 UN	\$0.00	\$0
RW 27	PAVING - TAXIWAY	NONE	1 UN	\$0.00	\$0
RW 27	BLAST PAD		1 UN	\$113,594.44	\$113,594
	Blast Pad Paving 2.5" Asphalt / 7" Base		28,000 SF		
RW 27	SHOULDERS	NONE	1 UN	\$0.00	\$0



**Project : RW END TREATMENTS**

**Owner : KEY WEST INTERNATIONAL AIRPORT**

**Control # : C5-00004059.13 00001**

Control # : CS-00004059.13 00001	Description	Quantity Units	Unit Price	Cost
RW 27 MOBILIZE	SAFETY AREA - NORTH	1 ls	\$5,000.00	\$5,000
RW 27 MAINTENANCE OF AIR OPERATIONS		1 LS	\$5,000.00	\$23,000
	Maintenance of Air Operations	1 LS		
RW 27 CLEARING - MANGROVES - PREVIOUSLY CLEARED		0 LS	\$0.00	\$0
RW 27 STRIPPING and/or MUCK REMOVAL		5,867 CY	\$6.90	\$40,480
	4" Stripping	5,867 CY		
	Muck Removal	0 CY		
RW 27 EARTHWORK - STRIP SITE & PREP FOR FILL		8,889 CY	\$9.20	\$81,778
	Strip Site & Prep for fill	480,000 SF		
	figure moving 6" of material from onsite to ons	8,889 CY		
RW 27 EARTHWORK	QUANTITY based on fill volume	27,778 CYn	\$51.55	\$1,431,879
	Cut	0 CYN		
	Offsite Fill	27,778 CYN		
	Place and compact onsite	27,778 CYN		
	Fine grade, topsoil, grass	480,000 SF		
=====RW 27	SUB TOTAL			\$1,582,137
	CONTINGENCY	15%		\$237,321
=====RW 27	TOTAL			1,819,457



## MONROE COUNTRY PROPERTY APPRAISER

P. O. BOX 1176  
KEY WEST, FLORIDA 33040  
PHONE 305-292-9420

ERVIN A. HIGGS, C.F.A.-CRA

TELECOPY

## IMPORTANT NOTICE:

PLEASE DELIVER THE FOLLOWING MATERIALS  
AS SOON AS POSSIBLE

TO: Mr. Peter Green

FROM: Bill Cormack

DATE: 2/27/2003

TIME: 8:15 AM

2

Number of pages, including this cover page.

MESSAGE: If you need more information feel free to contact me

If transmission is incomplete or illegible,  
please notify us immediately at 305-292-3420  
Our Fax number is 305-295-3955

The information contained in this fax message is privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissimulation, distribution or copy is strictly prohibited. If you have received this fax in error, please notify us by phone at the number above. Please return any fax received by you in error to the above address. Thank you.

Member

Professional Appraisers Association of Florida - Florida Association of Property Appraisers  
International Association of Assessing Officers - National Association of Review Appraisers

## THESE JUST VALUES ARE FROM THE 2002 TAX ROLL

## AK NUMBER      2002 JUST VALUE

1158046	\$	135,785	{	COW KEY ROAD
1158003	\$	396,115		
1155705	\$	141,030	{	BOCA CHICA
1155713	\$	345,745		
1152412	\$	54,429	{	SUGARLOAF KEY
1152382	\$	292,493		
1152331	\$	196,965		
1152161	\$	110,622		
1152323	\$	25,612		
1151904	\$	58,361		
1152315	\$	6,612		
1152421	\$	36,736		
1147729	\$	8,345	{	CUDJOE KEY LIMEROCK
1147737	\$	10,102		
1226823	\$	31,000	{	CUDJOE KEY CANAL
1142042	\$	39,445	{	HABITAT FOR HUMANITY
1142069	\$	1,544		
1127051	\$	72,573	{	NO NAME KEY

# SUMMARY OF PROBABLE LAND ACQUISITION COSTS

Runway Safety Area Feasibility Study

Key West International Airport

March 2003

# URS

Cow Key Road Removal	Tract 1
Land	\$691,470
Survey	\$8,800
Appraisal (1) / Review (1)	\$11,250
Legal	\$7,200
Relocation	\$0
Moving	\$0
Administration	\$7,600
Phase I ESA	\$5,000
Miscellaneous	\$0
<b>Total</b>	<b>\$731,320</b>
<b>Total (rounded up)</b>	<b>\$731,400</b>

North Boca Chica Resoration	Tract 1
Land	\$632,808
Survey	\$17,600
Appraisal (2) / Review (1)	\$20,000
Legal	\$14,400
Relocation	\$0
Moving	\$0
Administration	\$9,500
Phase I ESA	\$7,500
Miscellaneous	\$0
<b>Total</b>	<b>\$701,808</b>
<b>Total (rounded up)</b>	<b>\$701,900</b>

Sugarloaf Loop Road	Tract 1	Tract 2	Tract 3	Tract 4	Tract 5	Tract 6	Tract 7	Tract 8	Total
Land	\$70,758	\$380,241	\$256,055	\$143,809	\$33,296	\$75,869	\$8,596	\$47,757	\$1,016,379
Survey	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$28,800
Appraisal (1) / Review (1)	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$60,000
Legal	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$57,600
Relocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Moving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$45,600
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$16,000
Miscellaneous									\$0
<b>Total</b>	<b>\$96,758</b>	<b>\$406,241</b>	<b>\$282,055</b>	<b>\$169,809</b>	<b>\$59,296</b>	<b>\$101,869</b>	<b>\$34,596</b>	<b>\$73,757</b>	<b>\$1,224,379</b>
<b>Total (rounded up)</b>									<b>\$1,224,400</b>

Cudjoe Key Limerock Mine	Tract 1	Tract 2*	Total
Land	\$10,849	\$950,000	\$960,849
Survey	\$8,000	\$8,000	\$16,000
Appraisal (2) / Review (1)	\$20,000	\$20,000	\$40,000
Legal	\$18,000	\$18,000	\$36,000
Relocation	\$0	\$0	\$0
Moving	\$0	\$0	\$0
Administration	\$11,400	\$11,400	\$22,800
Phase I ESA	\$7,500	\$7,500	\$15,000
Miscellaneous			\$0
<b>Total</b>	<b>\$75,749</b>	<b>\$1,014,900</b>	<b>\$1,090,649</b>
<b>Total (rounded up)</b>			<b>\$1,090,700</b>

\* Tract 2 value adjusted based on 1999 sales data.

Cudjoe Key Canal Restoration	Tract 1	Total
Land	\$40,300	\$40,300
Survey	\$3,600	\$3,600
Appraisal (1) / Review (1)	\$7,500	\$7,500
Legal	\$10,800	\$10,800
Relocation	\$0	\$0
Moving	\$0	\$0
Administration	\$7,600	\$7,600
Phase I ESA	\$5,000	\$5,000
Miscellaneous		\$0
<b>Total</b>	<b>\$74,800</b>	<b>\$74,800</b>
<b>Total (rounded up)</b>		<b>\$74,800</b>

Habitat For Humanity Site	Tract 1	Total
Land	\$53,286	\$53,286
Survey	\$6,400	\$6,400
Appraisal (2) / Review (1)	\$20,000	\$20,000
Legal	\$28,800	\$28,800
Relocation	\$0	\$0
Moving	\$0	\$0
Administration	\$15,200	\$15,200
Phase I ESA	\$20,000	\$20,000
Miscellaneous		\$0
<b>Total</b>	<b>\$143,686</b>	<b>\$143,686</b>
<b>Total (rounded up)</b>		<b>\$143,700</b>



No Name Key Limerock Mine	Tract 1
Land	\$94,345
Survey	\$8,000
Appraisal (2) / Review (1)	\$20,000
Legal	\$18,000
Relocation	\$0
Moving	\$0
Administration	\$11,400
Phase I ESA	\$7,500
Miscellaneous	
<b>Total</b>	<b>\$159,245</b>
<b>Total (rounded up)</b>	<b>\$159,300</b>

Nature View Property Restoration	
Land*	\$250,000
Survey	\$2,000
Appraisal (1) / Review (1)	\$7,500
Legal	\$7,200
Relocation	\$5,000
Moving	\$1,000
Administration	\$7,600
Phase I ESA	\$5,000
Miscellaneous	
<b>Total</b>	<b>\$285,300</b>
<b>Total (rounded up)</b>	<b>\$285,300</b>

\* Land value obtained from an appraisal dated 9/27/2001.

Assumptions and Notes:

1. Probable land values based on Just Valuation data obtained from the Monroe County Property Appraisers Office (February 2003).
2. Just Valuation amounts adjusted upward by 30% for planning purposes.
3. Just Valuation and adjustments may differ from appraised value and asking price by land owners.
4. Land costs assume purchase of entire parcel as noted on tax plats. Detailed land acquisition plans may identify potential for partial takings or additional land requirements.
5. Incidental costs and services are assumed and may vary based on fee quotes to be provided at a future date if acquisition is implemented.

**Airport Property Creation/Restoration  
Project #1**

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
Removal of Structures and Obstructions	LS	5.00	\$ 2,000.00	\$ 10,000.00
Silt Fence	LS	1,600.00	\$ 3.75	\$ 6,000.00
Floating Turbidity Barrier	LF	200.00	\$ 5.00	\$ 1,000.00
Clearing and Grubbing	AC	2.00	\$ 9,000.00	\$ 18,000.00
Excavation	CY	72,381.00	\$ 6.00	\$ 434,286.00
Planting Mangroves	EA	654.00	\$ 10.00	\$ 6,540.00
<b>Construction Total</b>				<b>\$ 475,826.00</b>
Mobilization (15% of Construction Cost)				\$ 71,373.90
Design and Permitting (18% of construction total)				\$ 85,648.68
Construction Management (19% of construction total)				\$ 90,406.94
Acquisition				N/A
<b>Project Total</b>				<b>\$ 723,255.52</b>

**Project Total (rounded up) \$ 723,300.00**

**City of Key West Property Creation/Restoration  
Project #2**

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
Removal of Structures and Obstructions	LS	2.00	\$ 2,000.00	\$ 4,000.00
Silt Fence	LF	4,000.00	\$ 3.75	\$ 15,000.00
Floating Turbidity Barrier	LF	201.00	\$ 5.00	\$ 1,005.00
Clearing and Grubbing	AC	5.00	\$ 9,000.00	\$ 45,000.00
Construction Entrance	Each	1.00	\$ 3,000.00	\$ 3,000.00
Excavation	CY	120,500.00	\$ 6.00	\$ 723,000.00
Planting Salt Marsh Species	AC	2.50	\$ 5,610.00	\$ 14,025.00
Planting Mangroves	Each	3,263.00	\$ 10.00	\$ 32,630.00
<b>Construction Total</b>				<b>\$ 837,660.00</b>
Mobilization (15% of Construction Cost)				\$ 125,649.00
Design and Permitting (18% of construction total)				\$ 150,778.80
Construction Management (19% of construction total)				\$ 159,155.40
Acquisition				N/A
<b>Project Total</b>				<b>\$ 1,273,243.20</b>

**Project Total (rounded up) \$ 1,273,300.00**

**Cow Key Road Removal  
Project #3**

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
Removal of Structures and Obstructions	LS	0.00	\$ 2,000.00	\$ -
Silt Fence	LF	2,200.00	\$ 3.75	\$ 8,250.00
Floating Turbidity Barrier	LF	300.00	\$ 5.00	\$ 1,500.00
Clearing and Grubbing	AC	0.00	\$ 9,000.00	\$ -
Water Quality Testing	Each	1.00	\$ 5,000.00	\$ 5,000.00
Excavation	CY	50,300.00	\$ 6.00	\$ 301,800.00
Planting Mangroves	Each	435.00	\$ 10.00	\$ 4,350.00
<b>Construction Total</b>				<b>\$ 320,900.00</b>
Mobilization (15% of Construction Cost)				\$ 48,135.00
Design and Permitting (18% of construction total)				\$ 57,762.00
Construction Management (19% of construction total)				\$ 60,971.00
Acquisition				\$ 731,400.00
<b>Project Total</b>				<b>\$ 1,219,168.00</b>

**Project Total (rounded up) \$ 1,219,200.00**